



Kimber Estates

First Floor
Approx. 42.9 sq. metres (461.4 sq. feet)



Flat 23 Parkside Court, Kings Road, Heme Bay, Kent, CT6 5RP

£115,000 Leasehold

One bedroom, centrally located retirement apartment close to all the local shops and amenities in Herne Bay town. Offered with NO FORWARD CHAIN and finished to a very high standard, to include fitted kitchen and fully furnished bedroom. Kimber Estates are please to bring to the market this well presented residence. Built by McCarthy Stone, the development provides a House Manager, 24 hour emergency lifeline system, guest room, laundry room, residents' parking and communal lounge, all set in well kept gardens.

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Ground Floor

Communal Entrance

Via secure entry door, access to communal lounge, laundry room and guest suite. Stairs and lift to all floors.

First Floor

Entrance Hall

Via entrance door, built in airing cupboard housing hot water tank with two immersion heaters, consumer unit, emergency pull cord and intercom door entry system.

Lounge

18' 3" x 10' 4" (5.56m x 3.15m) Double glazed bay window to front, emergency pull cord, electric wall heater, vertical blinds, fitted carpet, open plan to:

Kitchen

7' 3" x 7' 0" (2.21m x 2.13m) Fitted kitchen comprising of a range of wall and base units with worktops over, ceramic tiled splash backs, built in Diplomat ceramic hob and electric oven, microwave, refrigerator, freezer and dishwasher, single drainer unit sink, ducted extractor fan.

Bedroom

13' 5" x 8' 7" (4.09m x 2.62m) Double glazed window to front, vertical blinds, electric wall heater, comprehensive range of fitted bedroom furniture, emergency pull cord.

Shower Room

White suite comprising of low level WC, vanity wash hand basin with backlit mirror, shower cubicle with thermostatically controlled shower, full ceramic tiling to walls, extractor canopy and emergency pull cord.

Council Tax Band B

NB

We are advised by the seller that:

Annual Service Charge = £2763.30

Annual Ground Rent = £426.28

This annual amount is paid in two installments, one at the end of February and one at the end of August.

Lease - 125 years from 1991.

NB

At the time of advertising these are draft particulars awaiting approval of our sellers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		83	86

England, Scotland & Wales EU Directive 2002/91/EC